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November 27, 2024

For Immediate Release

Real Estate Investment Trust Securities Issuer:
Advance Residence Investment Corporation
(Securities Code : 3269)
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Notice Concerning Debt Financing and Signing of Interest Rate Swap Agreement

Advance Residence Investment Corporation (ADR) announced that out of the 2,500 million long-term loans ^(Note 1) to be drawn down on November 29, 2024, interest rates for the 1,000 million yen fixed rate of the loan has been set as follows.

Additionally, ADR announced that an interest rate swap agreement has been entered to hedge against the risk of interest rate fluctuation for the 1,500 million yen floating rate of the loan as detailed below.

(Note1) Please refer to the “Notice Concerning Debt Financing (Including Green Loan) and Repayment of Loan” dated November 21, 2024 for details.

1. Interest rate determination for fixed rate borrowing

Lender	Planned Drawdown Date	Scheduled Amount (million yen)	Interest Rate	Principal Repayment date	Repayment Period	Principal Repayment	Collateral/ Guarantee
The Norinchukin Bank	November 29, 2024	1,000	1.24130%	November 30, 2032	8.0year	Pay in full on the maturity date	Unsecured Non-guaranteed

2. Details of Interest Rate Swap Agreement

- Loan to be hedged: Long-term loan (1,500 million yen)
- Contract date of interest rate swap agreement: November 27, 2024

Counterparty	Notional principal (million yen)	Contract start date	Contract end date	Repayment period	Interest rate	
					Pay (Fixed rate)	Receive (Floating rate)
Mizuho Bank, Ltd.	1,500	November 29, 2024	November 30, 2034	10.0 year	1.14970% ^{Note2}	1 month yen TIBOR ^(Note2)

(Note2) Interest payment dates are last business day of each month starting December 30, 2024 and ending on the principal repayment date. The interest rate for the loan above is to be basically fixed at 1.35970% for long-term loan by entering the interest rate swap agreement.

About Advance Residence Investment Corporation

Advance Residence Investment Corporation is the largest J-REIT specializing in residential properties and is managed by ITOCHU REIT Management Co., Ltd. (IRM), the asset management company of the ITOCHU Group, investing in over 280 rental apartments located mostly in central Tokyo and in other major cities throughout Japan (AUM over 490 billion yen). ADR can be expected have a stable dividend in the long-term and can be considered as a defensive J-REIT, on back of the stable income from residential assets and with the largest dividend reserve among J-REITs.

"Advance" is the common brand name of the real estate investment corporation managed by ITOCHU REIT Management Co., Ltd.

ADR's website: <https://www.adr-reit.com/en/>

IRM's website : <https://www.itc-rm.co.jp/en/>